



ANDERSON & KRIGER LLP

Joel M. Kriger, APC · Community Association Law

October 6, 2008

Board of Directors
HAWKS POINTE ASSOCIATION
c/o Ms. Shannon Thornhill
Optimum Property Management
17731 Irvine Boulevard, Suite 212
Tustin, California 92780

Re: Maintenance Responsibility Checklist

Dear Members of the Board and Ms. Thornhill:

As requested, enclosed please find a copy of the Maintenance Checklist we prepared. This Checklist was drafted after an analysis of the CC&Rs for the community. We took your original form, and modified it by adding some items, deleting other items, and adding the responsibilities and section references.

We understand that slope inspections have proved controversial lately. Note that we included "Fuel Modification Zones" to the checklist so you would have ready access to the relevant CC&Rs provision (Section 4.6.2) in response to any questions.

We trust that you will be able to use this as a tool for the Association and its members. Please call if you have any questions or if you need any further information.

Sincerely,

ANDERSON & KRIGER


Kenneth H. Dillingham, Jr.

KHD:amj
Enclosure

ATTORNEYS
JOEL M. KRIGER
LAURI CROCE
JAMIE L. SCHWARTZ

OF COUNSEL
KENNETH H. DILLINGHAM

PARALEGALS
RACHELLE WADLEY
JENNIFER SCHUETRUM
DAWN REAGAN

AREAS OF PRACTICE
COMMUNITY
ASSOCIATION LAW
• GENERAL COUNSEL
• COLLECTIONS
• CC&R AMENDMENT
• CIVIL LITIGATION

CORPORATE OFFICE
8220 UNIVERSITY AVENUE
SUITE 100
LA MESA, CALIFORNIA
91941
TELEPHONE
(619) 589-8800
FACSIMILE
(619) 589-2680

WEBSITE
www.a-k.com

SERVICING
SAN DIEGO, RIVERSIDE,
SAN BERNARDINO,
ORANGE AND
LOS ANGELES COUNTIES

****HAWKS POINTE ASSOCIATION ~ O926****

MAINTENANCE RESPONSIBILITY CHECKLIST

of units: 335

Condo

PUD

SFH X

MAINTENANCE ITEM	HOA	HO	SEE NOTE #	N/A	CC&R'S SECTION
Address Lights-Garage		X			4.6.1
Address Numbers		X			4.6.1
Air Conditioner Unit		X			4.6.1
Air Conditioner Pad		X			4.6.1
Ants (exterior)		X			4.6.1
Ants (interior)		X			4.6.1
Awnings		X			4.6.1
Beach Blvd. Parkway Landscaping	X				4.6.2
Bees/Wasps/Hives (exterior)		X			4.6.1
Chimney Caps		X			4.6.1
Chimney Cleaning		X			4.6.1
Circuit Breakers		X			4.6.1
Common Area Drainage Structures, Pipelines and Facilities	X				1.1.13
Decks/Balconies		X			4.6.1
Deck Coating		X			4.6.1
Deck Drains		X			4.6.1
Deck Structure		X			4.6.1
Doorbell		X			4.6.1
Door Jamb		X			4.6.1
Downspouts		X			4.6.1
Driveway		X			4.6.1
Dryer Vent Cleaning		X			4.6.1
Eaves		X			4.6.1
Electrical Wiring		X			4.6.1
Electrical Outlets & Fixtures		X			4.6.1
Fences and Walls (not "Property Wall" per CC&Rs, 1.1.43) - see also, Party Walls/Fences		X			4.6.1
Front Door		X			4.6.1
Front Door Frame		X			4.6.1
Fuel Modification Zones	X				4.6.2
Furnace/Heater		X			4.6.1
Garage Door		X			4.6.1
Garage Door Opener		X			4.6.1
Gas Pipes		X			4.6.1
Gas Shut Off Valve		X			4.6.1
Gates (individual homes)		X			4.6.1

MAINTENANCE ITEM	HOA	HO	SEE NOTE #	N/A	CC&R'S SECTION
Graffiti in Common Area	X				4.6.2
Graffiti on Lot or Home		X			4.6.1
Hose bib/Faucet/Spigot		X			4.6.1
Interior Walls Surfaces (Drywall/Paint)		X			4.6.1
Landscaping in Common Area	X				4.6.2
Landscaping on Lot		X			4.6.1
Lights in Common Area	X				4.6.2
Lights in and on Homes		X			4.6.1
Mailbox (repair/replace)		X			4.6.1
Mailbox (lock & key)		X			4.6.1
Paint Exterior		X			4.6.1
Party Wall/Fence (shared walls and fences between homes)		X			4.6.1
Pigeons/Birds/Etc.		X			4.6.1
Plumbing in and on Lot or Home		X			4.6.1
Plumbing in Common Area	X				4.6.2
Property Wall (1.1.43) inside		X			4.6.1, Exhibit F
Property Wall (1.1.43) outside	X				4.6.2, Exhibit F
Property Wall (1.1.43) structure	X				4.6.2, Exhibit F
Rain gutters		X			4.6.1
Rats/Rodents in and on Lot or Home		X			4.6.1
Rats/Rodents in Common Area	X				4.6.2
Roof Repairs		X			4.6.1
Sewer Pipes		X			4.6.1
Sidewalk cleaning		X			4.6.1
Sidewalk repair	X				4.6.2
Skylights		X			4.6.1
Slab Leak		X			4.6.1
Slab Ventilating System		X			3.11.8
Sliding Glass Door Frame/Threshold		X			4.6.1
Spark Arrestors		X			4.6.1
Stucco Repair (exterior)		X			4.6.1
Telephone Wiring		X			4.6.1
Termite Inspection		X			4.6.1
Termites Treatment		X			4.6.1
Trails	X				4.6.2
Trash Pick Up on Lot		X			4.6.1
Trash Pick Up on Common Area	X				4.6.2
T.V. Reception		X			4.6.1
Utility Doors		X			4.6.1
Wasp/Nests		X			4.6.1
Water Heater		X			4.6.1
Water Shut Off Valve		X			4.6.1
Well Ventilating System on Common Area	X				4.6.2
Well Ventilating System on Lot		X			4.6.1
Weep Screed		X			4.6.1

Revised: 10/6/08

Prepared by:

MAINTENANCE ITEM	HOA	HO	SEE NOTE #	N/A	CC&R'S SECTION
Window (broken glass)		X			4.6.1
Window (leaks)		X			4.6.1
Window Glass		X			4.6.1
Window Screens		X			4.6.1
UTILITIES					
Cable		X			4.6.1
Electricity		X			4.6.1
Gas		X			4.6.1
Refuse		X			4.6.1
Water		X			4.6.1